



City of Redmond Planning Commission October 27, 2004 Meeting Summary

Planning Commissioners in Attendance:

Kimberly Allen, Kate Dunn, Charlie McCarthy, Korby Parnell, Susan Petitpas, Suzanne Querry and Martin Snodgrass

Staff in Attendance:

Terry Marpert, Cathy Beam, Judd Black and Rob Odle, Redmond Planning Department

Business Conducted:

Chair Martin Snodgrass called the meeting to order at 7:05 p.m.

The agenda was approved.

The Commissioners approved the October 13, 2004, Meeting Summary.

There were no items from the audience.

Chair Snodgrass opened the study session on the proposed amendments to the Redmond Community Development Guide necessary to implement the Grass Lawn Neighborhood Plan. Rob Odle reviewed amendments addressing cottage housing, multiplex residential units in the R-4 through R-6 single-family zones, single-family residential unit design and housing affordability. A public hearing on these amendments will be held on November 3.

Chair Snodgrass opened the study session on the update of the Redmond Comprehensive Plan Natural Environment Element and the Critical Area Ordinance (CAO). Cathy Beam and Judd Black spoke to the Commissioners about the amendments. Commissioner Parnell led the discussion that centered on geologically hazardous, frequently flooded and critical aquifer recharge areas. In subsequent study sessions in November, Commissioner Petitpas will lead the discussion on wetlands, and Commissioner Dunn will lead the discussion on fish and wildlife habitat conservation areas. A public hearing is scheduled on November 10.

The Commissioners asked that the title of this effort be changed from "Critical Areas Ordinance", which is the same title used by King County. This is to reflect that the Redmond "CAO" is focused on a more urban setting, compared the King County CAO regulations, which mainly affect rural areas.

Cathy Beam stated that for the Redmond Comprehensive Plan Natural Environment Element and the CAO, staff would bring both policies and regulations to the Commission at the same time. Due to the significant amount of changes, new pages of text would be presented, rather than pages of existing text modified by dash-outs and underlines. For the meeting tonight, Ms. Beam

covered newly numbered policies NE 21 through 50. Each of the Commissioners specified the old and new policies that they would like to discuss, and the approach that they favored with respect to the compilation of an issues list.

The Commissioners discussed the large maps that Ms. Beam brought to the study session. The maps are intended to assist staff in the development review process by identifying in a very general sense, the location of potential critical areas around Redmond. The exact identification of critical areas and their delineation would typically occur at the time a development is proposed on a particular site. Ms. Beam will prepare further information describing how the maps will be used, for possible insertion into the proposed development policies and regulations.

Further Commission discussion centered on identifying and defining specific terms used in the policies and regulations, and how these terms should be incorporated into the Redmond Comprehensive Plan and the Community Development Guide.

For the next study session on November 3, the Commission expects to finish review of the policies through NE 50, and to discuss erosion, water quality, buffer and map issues. The Commission does not expect to get as far as discussing wetland policy and regulatory issues.

There were no reports. Mr. Marpert reviewed the issues on the November 3 agenda.

The Planning Commission adjourned at 10:00 p.m.